

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Wayne County Consortium**

State: **MI**

PJ's Total HOME Allocation Received: **\$29,595,230**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|---------------|------------------------------|-------------|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | | | PJs in State: | 20 | | |
| % of Funds Committed | 88.27 % | 90.80 % | 18 | 92.82 % | 17 | 20 | |
| % of Funds Disbursed | 65.92 % | 83.89 % | 19 | 82.38 % | 3 | 5 | |
| Leveraging Ratio for Rental Activities | 15.79 | 3.09 | 1 | 4.55 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 93.08 % | 82.93 % | 18 | 80.69 % | 53 | 45 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 29.58 % | 66.91 % | 20 | 67.01 % | 5 | 7 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 98.13 % | 87.81 % | 4 | 79.23 % | 91 | 88 | |
| % of 0-30% AMI Renters to All Renters*** | 83.18 % | 50.61 % | 3 | 44.47 % | 97 | 95 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 98.29 % | 1 | 93.93 % | 100 | 100 | |
| Overall Ranking: | | | | In State: | 9 / 20 | Nationally: | 70 / 68 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$19,604 | \$27,919 | | \$24,984 | 107 Units | 12.20 % | |
| Homebuyer Unit | \$13,237 | \$17,078 | | \$14,192 | 722 Units | 82.40 % | |
| Homeowner-Rehab Unit | \$10,831 | \$22,607 | | \$20,036 | 47 Units | 5.40 % | |
| TBRA Unit | \$0 | \$6,230 | | \$3,164 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Wayne County Consortium MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$119,760 | \$83,817 | \$65,209 |
| State:* | \$78,584 | \$71,099 | \$19,311 |
| National:** | \$86,663 | \$70,545 | \$22,663 |

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| White: | 15.0 | 63.4 | 91.5 | 0.0 |
| Black/African American: | 84.1 | 30.0 | 6.4 | 0.0 |
| Asian: | 0.0 | 0.3 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.3 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 1.7 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.3 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 0.9 | 4.0 | 2.1 | 0.0 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 41.1 | 24.9 | 19.1 | 0.0 |
| 2 Persons: | 27.1 | 22.0 | 21.3 | 0.0 |
| 3 Persons: | 24.3 | 26.7 | 23.4 | 0.0 |
| 4 Persons: | 2.8 | 16.6 | 25.5 | 0.0 |
| 5 Persons: | 4.7 | 7.1 | 6.4 | 0.0 |
| 6 Persons: | 0.0 | 2.5 | 2.1 | 0.0 |
| 7 Persons: | 0.0 | 0.3 | 2.1 | 0.0 |
| 8 or more Persons: | 0.0 | 0.0 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 14.0 | 30.3 | 21.3 | 0.0 |
| Elderly: | 29.0 | 1.8 | 0.0 | 0.0 |
| Related/Single Parent: | 53.3 | 30.6 | 12.8 | 0.0 |
| Related/Two Parent: | 3.7 | 32.8 | 53.2 | 0.0 |
| Other: | 0.0 | 4.5 | 12.8 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 75.7 | 0.1 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 13.1 | |
| No Assistance: | 11.2 | |

of Section 504 Compliant Units / Completed Units Since 2001 153

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Wayne County Consortium



State: MI

Group Rank: 70
 (Percentile)

State Rank: 9 / 20 PJs

Overall Rank: 68
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00% | 93.08 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 46.46% | 29.58 |  |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 98.13 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 89.25% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.300 | 4.94 |  |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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